

**City of Eau Claire  
Plan Commission Minutes  
Meeting of April 3, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Pederson, Seymour, Weld  
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Winzenz, Ivory, Petrie

The meeting was chaired by Mr. Weld.

1. **Tax Increment District (TID) – Amendment to TID #9**

Mr. Winzenz presented the amendment to TID #9 which was created in 2008 to promote and service industrial development. The proposed amendment is to include project costs associated with land acquisition. He noted that staff discovered to get new businesses to locate in the district, one incentive would be to sell the land for a dollar.

No one spoke to this agenda item.

Ms. Ebert moved to recommend approval of the amendment to TID #9 and to adopt the resolution. Seconded by Mr. Granlund and motion carried.

2. **Certified Survey Map (CSM-3-17) – Mary Lane, Town of Union**

Mr. Tufte presented a request to approve a certified survey map to create two lots on Mary Lane in the Town of Union. The property is 3.3 acres in size with an existing home. The owner would like to subdivide into two lots, one 1.7 acre lot and the other lot is 1.6 acres. The property is within the sewer service area and the site is restricted to 10-acre lots, unless exception standards are met. The Commission needs to determine if the proposal meets all exception standards.

Applicant, Pete Gartmann with Real Land Surveying, spoke in support of the CSM and noted this would be an infill lot for development.

Mr. Pederson moved to approve the certified survey map. Seconded by Ms. Mitchell and motion carried.

3. **DISCUSSION/DIRECTION**

A. Randall Park Neighborhood Plan, duplexes on lots 8,000 – 10,000 sq. ft.

Mr. Tufte noted a policy within the Randall Park Neighborhood Plan that the Commission should consider a conditional use permit to allow for the construction of a duplex on parcels that are between 8,000 to 10,000 square feet in size in an R-2 zoning district. Mr. Tufte noted that staff received two letters from developers which are in the report. The two properties are different and illustrate the difficulty in drafting an ordinance amendment to address these situations. Staff would like direction and have a discussion to see if this warrants consideration for an amendment to the code. He noted the different ways to proceed with the changes that may occur in the future.

John Mogensen, 301 Water Street spoke about the potential properties as an option to look at redevelopment of the existing homes case by case basis that the Commission would review to determine appropriate. He noted the difficulty of replacing the existing home that is surrounded by apartments and existing duplexes.

Matt McHugh, 628 Water Street spoke about the complexities of adopting an ordinance but would like it to be an option for replacing the older homes. He noted structure wise; it is difficult to repair the existing home with no basement located at 547 Niagara Street.

Helene Smiar, President of the Randall Park Neighborhood spoke that the neighborhood is not in favor of the proposed change. She noted that the neighborhood would rather have owner-occupied homes rather than student rentals.

Nick Smiar, 320 Broadway Street spoke about remodeling the homes to make it livable and owner-occupied. He thought the recent redevelopment is not fitting into the neighborhood.

Lisa Aspenson, 301 Water Street noted that the neighborhood needs new redevelopment and investment with the older homes. Some of the existing homes are not able to be repaired and need to be demolished.

Commissioners expressed concern about the potential amendment and the difficulty of drafting an ordinance for the duplexes. They asked staff to research other college cities of similar size and look at existing neighborhoods that have similar lot size with R-2 zoning. This agenda item will be placed on a future meeting.

#### B. Neighborhood Conservation Overlay District

Mr. Tufte noted that the Neighborhood Revitalization Task Force Report recommends that the City consider adopting a conservation zoning overlay district to apply to design guidelines for neighborhoods where demolition and redevelopment is most likely to occur. The purpose of such provision is to provide compatibility in design of new buildings being developed within older neighborhoods. He went through examples of design standards that show a wide variety of items when considering design standards. He noted some ways to implement the provisions with the zoning code or with the multi-family design manual. Staff would like direction from the Commission how to proceed.

Helene Smiar, President of the Randall Park Neighborhood spoke that the neighborhood is not familiar about the existing multi-family design standards.

Commissioners had a discussion about the options about an overlay district and about the multi-family design manual.

Ms. Mitchell noted that staff should look into a draft of design standards to the multi-family design manual. Commissioners were in favor and noted should be placed on a future meeting.

#### C. Code Compliance Items

None.

D. Future Agenda Items

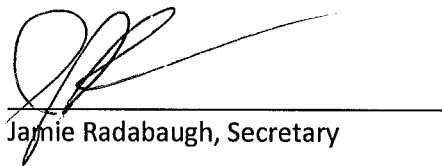
None.

E. Additions or Corrections to Minutes

None.

4. **MINUTES**

The minutes of the meeting of March 20, 2017 were approved.



Handwritten signature of Jamie Radabaugh, Secretary, written over a horizontal line.

Jamie Radabaugh, Secretary